



Oregon

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via electronic delivery

Gary A. Finicle
Pearl Hotel Investors, LLC
1308 NW Everett Street
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Re: Conditional No Further Action
Lot 4, Station Place (aka Union-Station Horse Barn)
ECSI #2407

Colin:

The purpose of this letter is to communicate DEQ's review of final closure documents related to the aforementioned property. Based on this review, DEQ concludes that remedial activities have been successfully completed at Lot 4 of the Station Place Redevelopment (aka Union Station-Horse Barn) site located at the northeast corner of NW Marshall Street and NW 9th Avenue in Portland, Oregon.

Lot 4 is one of seven lots (1 through 5, 7, and 8) comprising the subject site, collectively referred to as Station Place. During investigation work begun in the late 1990s, extensive soil and groundwater contamination were found at the (collective) site associated with past railroad activities, and wastes from a manufactured gas plant that operated immediately south of the site in the late 1800s and early 1900s. Contaminants identified in the remedial investigation exceeding risk-based concentrations include metals and polynuclear aromatic hydrocarbons in soil, and benzene in groundwater.

The 2003 Record of Decision (ROD) for the Station Place site required the following:

- Capping of Lots 1 through 5, 7, and 8 with a combination of clean fill and hardscape materials such as asphalt and concrete;
- Installation of a vapor mitigation system below Lots 1 and 2, and periodic monitoring to confirm the effectiveness of the system;
- Periodic groundwater monitoring to confirm that a site-related groundwater plume is not expanding and/or threatening the Willamette River; and
- Placement of institutional controls on all site lots identifying the nature of residual contamination and requiring periodic inspection and maintenance of the cap and vapor mitigation systems.

Remedial activities were completed on Lot 4 concurrent with development of a hotel (Pearl District Marriott Residence Inn) on-site in 2012 and 2013. Capping materials on Lot 4 consist primarily of hardscape, including the concrete foundation of the hotel and an adjacent courtyard and walkways. A few small landscape areas are capped with two feet of clean fill. The entire site cap outside of the building footprint is underlain by a black woven geotextile fabric, delineating clean capping materials from underlying contaminated soil.

A *Remedial Action Closure Report* documenting the successful implementation of remedial measures was submitted in April 2014 and approved by DEQ. An Inspection and Maintenance Plan, Soil and

Groundwater Management Plan, and Worker Notification and Protection Plan are included in the *Remedial Action Work Plan* completed for the site in July 2003. In 2010, DEQ closed groundwater monitoring requirements for the entire Station Place site.

As stipulated in the ROD, a deed restriction (Easement and Equitable Servitude or EES) document has been filed with Multnomah County for Lot 4. The EES document outlines the nature of remaining contamination, cap construction, and responsibilities of the property owner regarding inspection and maintenance of site engineering controls.

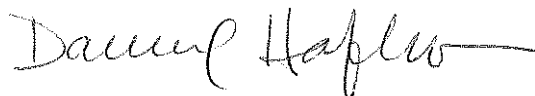
DEQ has determined that no further action is required for Lot 4 of Station Place under Oregon Environmental Cleanup Law, ORS 465.200 et seq. unless additional information becomes available in the future which warrants further investigation. Public notice of DEQ's proposed NFA determination was published on May 1, 2014 and a 30-day comment period provided. No comment was received.

DEQ's no further action (NFA) determination is conditional and is contingent upon maintenance of the site cap. The EES documents recorded with the property deed explain items including the cap maintenance and reporting requirements, DEQ's right of entry, and notification requirements in the event that site ownership or zoning/use changes. As outlined in the EES, the site owner is responsible for cap inspection work. Yearly inspection/reporting are required unless DEQ determines in its five-year review that less frequent monitoring is necessary.

DEQ will update DEQ's Environmental Cleanup Site Information (ECSI) database to reflect the conditional NFA decision. The site will remain on DEQ's Confirmed Release List and Inventory of Hazardous Substance Sites.

If you have any questions, please contact Daniel Hafley at 229-5417. Thank you for your participation in the Voluntary Cleanup Program.

Sincerely,



Daniel Hafley, RG
Interim Manager, Northwest Region Cleanup

Electronic copies:

Colin Polk, PDC
Len Farr, AMEC

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NWR Cleanup Files, ECSI# 2407

